

SECTION 7A - SCHOOLS AND COMPATIBLE USES

7A.1 SCHOOLS AND COMPATIBLE MULTIPLE USE DISTRICTS ESTABLISHED - Certain areas of the City, designated by the symbol SC and referred to as School and Compatible Multiple Use Districts, are established to provide for the location of schools and certain other compatible uses within or adjacent to school buildings and structures. This district implements sections of the California Education Code which permit joint occupancy of schools and authorize the use of vacant school property and buildings for certain uses and users which are of a scale and intensity compatible with the public school and its neighborhood (i.e. school attendance area). Such uses and users include nonprofit organizations, community agencies, professional agencies, commercial and noncommercial firms, corporations, partner-ships, businesses and individuals that are consistent with maintaining the residential integrity of the neighborhood. The fundamental objectives of this district are:

- (a) Maintenance and continued operation of neighborhood schools, including the public recreational uses at the schools, while allowing for the joint occupancy of vacant school property and buildings during periods of less than capacity enrollment.
- (b) Maintenance of the residential integrity of the public school neighborhood.
- * (c) Involvement of community and neighborhood residents in determining the compatibility of any proposed commercial use as defined herein, use including such considerations as physical location, surroundings and availability of facilities.

7A.2 PERMITTED USES

- (a) Public schools and uses by other school districts, federal government or its agencies, the state, county, city and county, city or special districts as permitted and regulated by the State Education Code, as it may be amended.
- (b) Parochial schools, private schools, and colleges.
- (c) Activities of religious organizations including regular church services.
- (d) Private day or residential schools and colleges, including education, business or professional schools.
- (e) Library and library extension services.
- (f) Activities and administrative offices of community/charitable organizations, including senior citizens' services.
- (g) Activities and administrative offices of civic and service organizations, e.g. Rotary, Lions, Kiwanis, Y.M.C.A., etc.

* Amended by Ord. #761, 4/9/87

- (h) Nursery schools and day care centers.
- (i) Tutorial related services for elementary/secondary age students.

7A.3 CONDITIONAL USES

The following uses shall be permitted when authorized by a Conditional Use Permit issued in accordance with the provisions of Sections 7A.4 and 11 herein:

- (a) Commercial recreation.
- (b) Insurance company.
- (c) Employment office.
- (d) Direct mail order house.
- (e) Storage and warehouse completely enclosed within a building and incidental or accessory to another use, and subject to Fire Department approval for safety.
- (f) Professional studios.
- (g) Answering services.
- (h) Public accounting.
- (i) Tax preparation office.
- (j) Textbook/newspaper/magazine publishing administrative offices.
- (k) Professional executive offices.
- (l) Travel/ticket agency.
- (m) Computer/data control center specifically excluding the manufacture of computers or computer components.
- (n) Social services office/administration.
- (o) Repair, maintenance and storage of vehicles used in a public or private transportation system that includes transportation service within the City of Belmont.
- (p) New construction (i.e. addition of floor area) to accommodate any non-school use.
- (q) Trade schools.

- (r) Other uses, which the Planning Commission determines are similar and/or accessory to those listed Conditional Uses or uses it determines are appropriate and applicable to a particular school.
- * (s) Special education specifically excluding such programs as trade schools, classes for juvenile delinquents, correctional facilities, drug or alcohol dependency/abuse, or similar type programs.

7A.4 GENERAL REGULATIONS

- (a) It shall be the responsibility of the school district to provide for and ensure acceptable separation between the school and non-school use dependent upon such conditions as location, shared facilities and intensity of proposed non-school use.
- (b) Off-street parking and loading space shall be provided in accordance with Section 8 herein.
- * (c) All commercial uses shall be designed and conducted to minimize noise, traffic congestion, safety hazards, or any other condition that could significantly affect public health, safety or welfare.
- * (d) Use of any school site other than as provided in Section 7A.2(a) shall not be approved until a site utilization plan has been approved by the Planning Commission pursuant to the Conditional Use Permit Provisions of this Ordinance and by the City Council pursuant to the hearing procedures in Government Code Sections 65856 and 65857 or their successors; provided, however, the limitation shall not apply to specific uses lawfully established prior to the effective date of this amendment. However, any new use other than as provided in Section 7A.2(a) shall only be permitted after the approval of a school utilization plan. Such a school utilization plan shall provide for at least the following:
 - 1) A site plan delineating the proposed amount, use and location of space for both school and non-school uses. The plan shall identify vehicle access and parking as related to all existing and proposed uses.
 - * 2) A list of specific commercial uses to be accommodated on the site. For the purposes of this provision, commercial uses are all those listed Permitted and Conditional Uses, except for those uses provided for under Section 7A.2(a) and (h) of this Ordinance. Each use shall be described in sufficient detail as to permit a clear understanding of any potential site and neighborhood impacts.

* Amended by Ord. #761, 4/9/87

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- 3) A minimum five (5) year school enrollment projection, and a statement of the time period the joint occupancy program (if any) for the school shall be in effect.
- 4) Such other information as may be required by the Planning Commission.

Once such a utilization plan has been approved by the Planning Commission and City Council, no additional use permit shall be required unless a change is proposed to the approved site plan or list of allowed uses. However, each specific lease shall be reviewed and certified by the Zoning Administrator as conforming with the provisions of the School Utilization Plan. In addition, each approved School Utilization Plan shall be reviewed by the Planning Commission annually at a fully noticed public hearing to insure that the plan and joint occupancy continue to meet the objectives of the SC District.

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- (e) No more than thirty percent (30%) of the total district classroom space shall be used for commercial uses. For the purposes of this provision, commercial uses are all those listed Permitted and Conditional Uses, except for those uses provided for under Section 7A.2(a) and (h) of this Ordinance. However, up to forty-five percent (45%) of the total classroom space at any individual school may be leased to commercial uses.
- (f) In addition to all of the preceding requirements, all uses of land in the SC District shall be subject to the general provisions of Section 9 of this Ordinance.